

FOR SALE



\$ 650,000

29509 US Route 23 Circleville, Ohio 43113

- Approximately 2,500 SqFt warehouse.
- Approximately 1,500 SqFt of showroom.
- On approximately 3.45 acres.
- Located on high traffic US St Route 23 just south of Circleville, Ohio.
- Currently occupied by Big tex Trailer World sales & Services.
- Easy access with an improved lot for trailer/vehicle storage and sales.
- Traffic count is approximately 19,000 cars per day.
- Bill board not included in sale.



[Click Here for Video](#)

BEST CORPORATE REAL ESTATE
NOAH KAHKONEN
4608 SAWMILL ROAD
COLUMBUS, OH 43220
WWW.BESTCORPORATEREALESTATE.COM
PHONE: 614-559-3350 EX 117
EMAIL: NKAHKONEN@BESTCORPORATEREALESTATE.COM



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Customer Full**Commercial-Other Com**

List Number: 222019467 **Status:** Active **List Price:** \$650,000
Listing Service: **Original List Price:** \$695,000 **List Price Sqft:** \$162.5
VT:
Parcel #: 0-003-00-068-02 **Previous Use:**
Use Code: **Tax District:** J24 **Zoning:** Commercial
For Sale: Yes **For Lease:** No **Exchange:** No
Occupancy Rate: **Mortgage Balance:**
Gross Income: 0 **Assoc/Condo Fee:**
Total Op Expenses: 0 **Addl Acc Cond:** None Known
NOI: 0
Tax Abatement: No **Abatement End Date:** **Tax Incentive:**
Taxes (Yrly): 4,200 **Tax Year:** **Possession:**
Assessment:

General Information

Address: 29509 US Route 23 **Unit/Suite #:** **Zip Code:** 43113 **Tax District:** J24
Between Street: Logan Elm & Rte 361 **City:** Circleville **Corp Limit:** None
Complex: **County:** Pickaway **Township:** Pickaway
Dist To Interchange: **Mult Parcels/Sch Dis:** **Near Interchange:**

Building Information

Total SqFt Available: 4,000 **Minimum Sqft Avail:** 4,000 **Max Cont Sqft Avail:** 4,000
Bldg Sq Ft: 4,000 **Acreage:** 3.45 **Lot Size:**
Floors AboveGround: 1 **# Units:** 1 **Parking Ratio/1000:**
of Docks: 0 **# Drive-In Doors:** 3 **Total Parking:**
Year Built: 2000 **Year Remodeled:** **Bay Size:**
Traffic CountPerDay: 19,000 **Ceiling Height Ft:**

Suite Number	SqFt	Date Avail	Suite #	Sqft	Date Avail
1:			3:		
2:			4:		

Financials

Lease Rate \$/Sq Ft: 0 **Term Desired:**
Expenses Paid by L: **Will LL Remodel:**
T Reimburses L: Curr Yr Est \$/SF TRL: 0 **Finish Allow/SQFT \$:**
T Contracts Directly: **Pass Exp Over BaseYr:**
Curr Yr Est \$/SF TRL: 0 **Exp Stop \$:**
Curr Yr Est \$/SF LL:

Features

Heat Fuel: **Sewer:**
Heat Type: **Electric:**
Electric: **Misc Int & Ext Info:** Traffic CountPerDay: 19,000
Services Available:
Construction:
Sprinkler:
Mult Use:
New Financing: **MLS Primary PhotoSrc:** Realtor Provided

Property Description

Approximately 2,500 SqFt warehouse. Approximately 1,500 SqFt of showroom. On approximately 3.45 acres. Located on high traffic US St Route 23 just south of Circleville, Ohio. Currently occupied by Big tex Trailer World sales & services. Easy access with an improved lot for trailer/vehicle storage and sales. Traffic count is approximately 19,000 cars per day. Billboard not included in sale.

Sold Info

Sold Date: **DOM:** 197 **SP:**
SrCns: **Sold Non-MLS:** No
Concession Comments: **SrAst:**

Sold Non-MLS: No

December 15, 2022

Prepared by: Randy J Best

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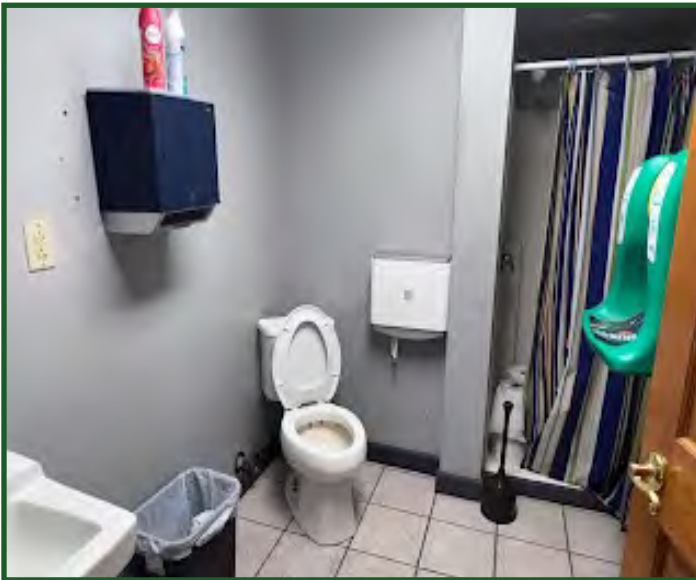


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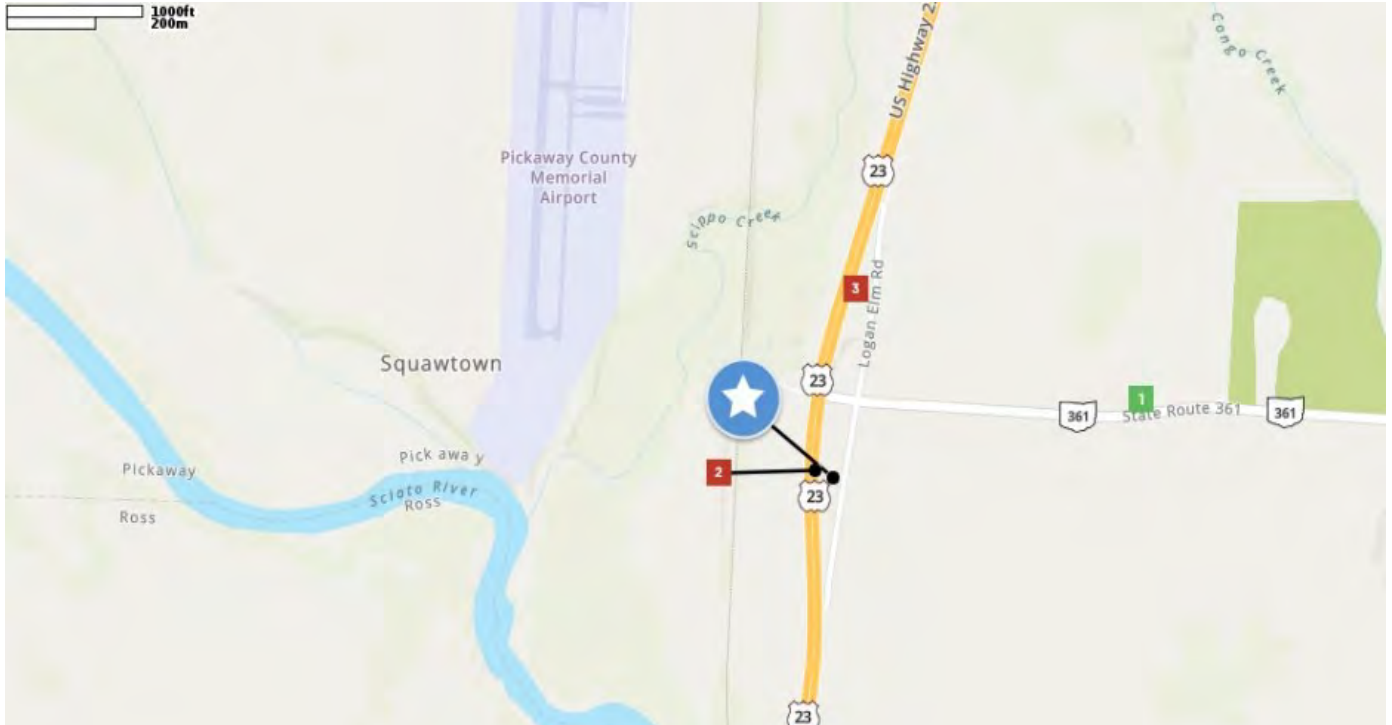
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TRAFFIC COUNT



SR-361	1	Walnut St	2	Walnut St	3
Logan Elm Rd		Kreisel Ro		Kreisel Ro	
Year: 2021	520 est	Year: 2021	19,331 est	Year:	0 est
Year: 2020	506	Year: 2003	20,760	Year: 1998	27,400
Year: 2019	561	Year: 2002	24,040		

DEMOGRAPHICS

Avg Household
Income (2022)



1-MILE

\$106,522

3-MILE

\$92,406

5-MILE

\$74,406

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Pickaway County Overview



Population:

58,000



\$ Amount of goods shipped annually:

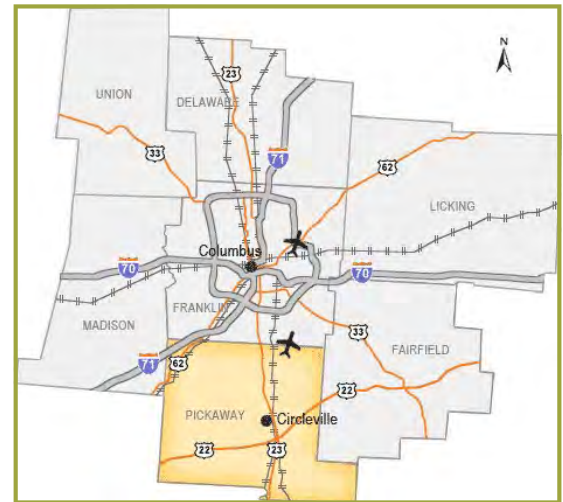
\$825M



Projected Population growth by 2030:

27.5%

Notable Employers



- ◆ **Circleville, OH located just 30 miles south of Columbus, OH**
- ◆ **Circleville, OH: home to the largest Pumpkin Festival in the United States, gathering around 400,000 attendees annually**
- ◆ **Major increase in economic development in the Rickenbacker area, including 4.5 million SqFt of development by the end of 2023**
- ◆ **Located in the fastest growing metropolitan areas in the Midwest, with access to Columbus MSA and Appalachia Ohio**

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